RNA FOR A BETTER LIFE IN THE HEIGHTS

RIVERVIEW Neighborhood Association

April 1987 — 232 Ogden Avenue — Jersey City, N.J. 07307 — (201) 798-0493

RNA IS NOT AFFILIATED WITH ANY POLITICAL PARTY, ORGANIZATION OR ELECTED OFFICIAL.

MEETING MINUTES

The most important event of the March meeting did not take place until the meeting was nearing its end. The election of officers. Some old business had to be taken care of first. Such business as the vote to establish R.N.A's official position with regard to the proposed project for property next to Pohlmann Hall. Other items that were brought before the members was the need to restart our block watch. In connection with this effort is our commitment to obtain signs for our neighborhood giving the phone number to call to report any wrong doing. Sign-up for Flea Market tables was announced and plans for our Third Annual clean-up weekend were unvailed. As usual Anne Hart is co-ordinating the clean-up and will have dumpsters placed in the area to help us in our efforts.

Then came the elections and with only one person withdrawing from the race, (Anne Hart nominated as Vice-chairman) four of the five offices were unopposed. The members voted to elect these canidates on one ballot and a seperate vote was taken for the office of treasurer. Maria Tuzzo and Randy Sanford had been nominated for this post. Randy Sanford won this seat. So the elected officers for the 1987 term are:

Vito Brunetti---Chairman
Bob Lewis-------Vice-chairman
Dean Howell-----Vice-chairman
Maria Tuzzo-----Secretary
Randy Sanford---Treasurer
Jack Rea--------Sgt. At Arms

Congratulations to all and best wishes for a successful year. Thanks to Rich LaPosta, outgoing treasurer, for his efforts in 1986. Join us next month to see your new officers in action. We get together Tuesday, April 14th, 7:30pm at the Harborview Health Care Center. Come and bring a friend.

Secretary
Maria E. Tuzzo

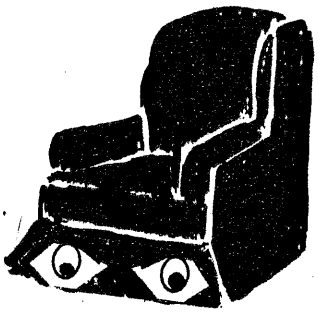
P.S. Thanks to Gert Bogdan for the great soda bread and cake.

ATTENTION! ATTENTION! ATTENTION!!!

A representative of the police department community relations divsion will be at the April meeting to discuss our neighborhood block watch. Please make a special effort to attend this meeting. A successful block watch can only be had if we are able to enlist as many residents as possible. You can make a difference in your neighborhood. It is required only that you care and then only that you make a commitment to speak up when you see something wrong. Believe me you will not be alone. That is what being a neighbor is all about.

The R.N.A. would like to take this opportunity to wish everyone happiness and peace in this season of Easter and Passover.

Flea Market: COMING SOON R.N.A 3rd ANNUAL FLEA MARKET SAT. MAY 2nd DETAILS ON PAGE 5



Under the Chair

For our April 14th meeting, RNA has invited two representatives of the Jersey City Police Dept.: Officer Ed Rutkowski of Community Relations and Captain Calvin of the North District. The purpose of this meeting is to talk about our local Crime Watch Program. The most common crimes in our area are house-break-ins, stolen cars, car vandalism, abandonment of cars, and illegal dumping. Our neighborhood has a large problem with people that congregate, especially in Riverview Park, and do drugs, drink alcohol and play loud music. As summer approaches, RNA feels it is necessary to revitalize our efforts to fight crime by emphasizing the importance of the Crime Watch Program. At present, RNA has 28 participating households in our own block watch program. It was originally organized in 1985 under the supervision of Lieut. Dennis Crowley. For the past two years RNA has made numerous attempts to have Crime Watch street signs installed in our neighborhood to help reinforce our community effort. We now understand that the Police Dept. has a new supply of these signs and we have formally requested to have some allocated for our area. We urge all our members, neighbors and friends to attend this important meeting.

By the time this month's newsletter is published, a decision will have been made by the Board of Adjustment concerning a new project proposed by Pohlman Hall's Frank Latinas and Fred Rosen. On April 2nd, the developers, known as Investment Properties III, are asking for the following variances for their project:

a) use variance: to build a residential building on industrially zoned land,

b) setback variance: to build directly to the property line,

c) parking space variance: to reduce the size of each parking space.

The developers are proposing a seven story, 42 condo unit building, with 67 off-street parking spaces on a two story parking lot: one street level and one underground. They agreed not to build on the Palisade cliffs and to contribute to the city's Affordable Housing Fund.

For the last three months, RNA has actively negotiated in good faith with these developers and the city to come to an equitable compromise. RNA was very concerned with this project. After meeting seperately with the developer and Richard Bass of Urban Research and Design, RNA voted unanimously against the project as it has been presented to us. We decided that the building was unusually massive for our neighborhood, particularly in height and number of units. RNA's recommendation is that the building should be no bigger in height or bulk than the adjacent Pohlman Hall. Then RNA's Planning and Development Committee came up with the following specific recommendations:

1) Height: the proposed building should be no taller than the eaves of the Pohlman Hall structure,

2) Parking: there should be only one level of off-street parking at streetlevel (this would eliminate the underground level, the excavation of the site and greatly reduce the cost of construction),

3) Density: reduce the number of units to the number of available off-street parking spaces: one to one,

4) Cliff Preservation: don't build beyond cliff edge, instead build a retaining wall to fill in eroded areas only, and

5) Facade: build a solid facade (eliminate the potential sight of the parking lot and the build-

Continued on page 6

CONRAD'S CORNER

Dear Editor:

Save the Loew's not only as a Jersey City Cultural Center but for the rest of the 600,000 people living in Hudson County.

Mayor Cucci has been insisting the developers give us affordable housing but what about the quality of life? Is it going to be just condominiums and office buildings for bottom-line developers?

The present office building now being completed in Journal Square looks like a ponderous oversized tinker-toy, just plumped down by a child without any regard for the surrounding properties. The airy feeling of Journal Square is gone and if the Loew's is replaced with still another larger office building the visual effect could be devestating.

The captains of industry and politicians at the turn of the century left us with some handsome monumental buildings like the Courthouse, Dickinson High School, the Medical Center complex, the Stanley Theatre and the beautiful 26 Journal Square office building with its handsome banking room and Tiffany glass ceiling now facing a dull stainless steel facade built by one of the richest businessmen in the world.

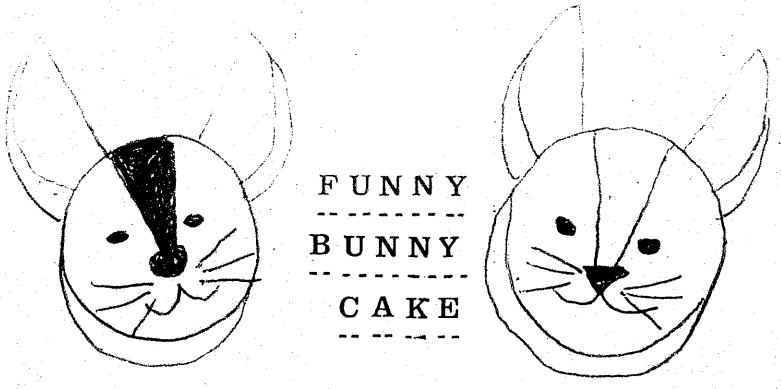
Leonard Stern, the chairman of Hartz Mountain Industries in a newspaper interview said, "There's more to this world than bread alone, life gets pretty shallow if all you do is to pursue your almighty dollar, and I am a businessman. So how do you mix pursuing a business career and at the same time do something of social value?" The answer is simple, just make the Loew's a cultural center for the 600,000 people of Hudson County and become involved in improving the quality of life in New Jersey. If Mr. Stern was able to purchase the Village Voice for a mere 55 million, it would seem he could easily spend five million to clean up the Loew's for a cultural center.

The Hoboken Chamber Orchestra of which Gov. Kean is honorary chairman, dramatic performances by New Jersey State and St. Peter's Colleges, the North Bergen Family Opera, the Jersey City Community Orchestra and many others including the Liberty State Park Concerts which could be continued in the Loew's throughout the fall, winter and spring are all already supported by state grants, however, none have the vast amount of parking spaces for weekends or evening performances like Journal Square or the convergence of so many bus lines from all of Hudson County plus Path.

Since the Loew's has been declared a State and National Landmark federal funding is also available for its restoration if it becomes a public building. Like the Newark Museum given by the Bamburgers the Loew's could become the Leonard Stern Cultural Center for Hudson County an impressive monument equal to any our "Robber Barons" gave us at the turn of the century and what's more it may even turn out to be a handsome loss as a deduction for Mr. Stern's income tax.

Very truly yours,

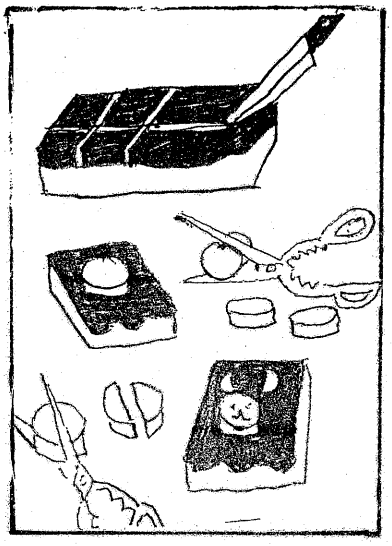
Thurdre Conrad



Frost oblong cake with Betty Crocker Chocolate Fudge Frosting Mix. Cut into squares. Make marshmallow bunny face on each square piece of cake.

Cut marshmallows in half with scissors and lay flat circles on frosting. Snip other half of marshmallow for bunny ears.

Draw face with food coloring. Use toothpick dipped in food coloring bottle.



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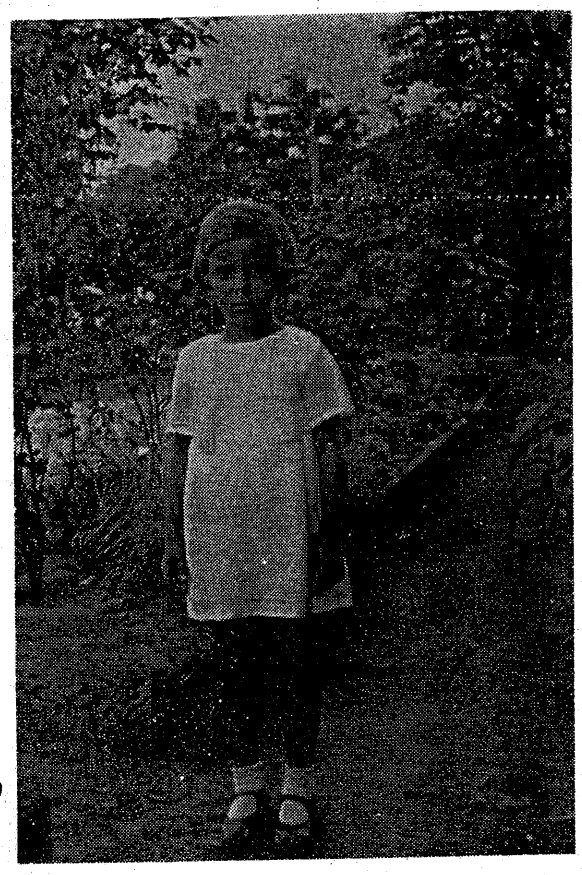
Guess Who We Grew Up To Be



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Here is another photo in our Guess Who series. The young lady in the picture is a long time resident of the neighborhood and a member of the R.N.A.

RIVERVIEW NEIGHBORHOOD ASSN.

Third Annual

* Spring Cleaning *

Saturday and Sunday
April 25th & 26th

Dumpster locations:

1) Cuneo Place
2) Ferry Street
3) Griffith Street

(between Ogden & Palisade)

Dumpsters provided by the Jersey City Incinerator Authority.

HEIGHTS SOCIETY

BUSINESS MUST BE VERY GOOD NOW, GIUSEPPE WITH ALL THE NEW PEOPLE MOVING IN.
YOU'RE RIGHT, JOSE, BUT...
GIUSEPPE'S VEGGIES
PRETTY SOON THE CITY WILL HAVE TO BUILD A MENTAL HOSPITAL IN THE NEIGHBORHOOD
FOR ALL THE "CONDOMANIACS" !

FLEA MARKET: SATURDAY, MAY 2, 1987
TIME: 9AM TO 4PM

Time is getting closer! Have you made your table or space reservations yet? Please do so quickly as all money for tables and spaces must be in by April 24th. Tables are $7.00 and spaces (you bring your own table) are $5.00.

If you have any donations for the RNA table, please contact me for drop-offs starting April 20th.

VOLUNTEERS-are needed for the Flea Market in the following areas:

1. Baked Goods-cakes, cookies, muffins, breads, etc. Everything was delicious last year.
2. Picking up tables
3. Returning tables
4. Clean up crew

Your help in any of these areas are an important part to the success of our Flea Market. Please let me know if you can help.

Carin Lewis
420-1490

HOW TO START SEEDS INDOORS

Starting seeds indoors gives you a headstart on the season—even with plants that *can* be sown directly in the ground outdoors. The 'Bonanza Yellow' marigolds in our garden and 'Saffron", those being given away each day at the Flower Show, will produce blooms earlier if they're sown indoors before the weather warms up in late spring. Starting them in Jiffy-7s means they can be transplanted to the garden, pot and all, with no transplanting shock.

Here's what you do:

1. Place Jiffy-7 pellets, hole side up, in a container which holds water. Pour warm water into container and let sit until pellets are fully expanded (about 5 minutes).

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Answer to the March Guess Who photo was Rise Gerber-Kwok. Rise is one of the artists who do the newsletter each month.

Answer to this months Guess Who photo is Mrs Ruth Conrad

2. Place Jiffy-7s on a tray (such as a meat tray from the supermarket). Make a hole in the top of the expanded Jiffy-7 with a pencil, drop in one seed, then squeeze Jiffy-7 slightly to cover.

3. Cover container with transparent plastic and place where it will be out of direct sunlight, with a temperature between 70° and 75°F—the top of a refrigerator, for instance, which also provides gentle bottom heat.

4. When seeds sprout (marigolds, for example, sprout in three to seven days), remove plastic and move plants to a cooler location with plenty of light—in a sunny window or under fluorescent lights.

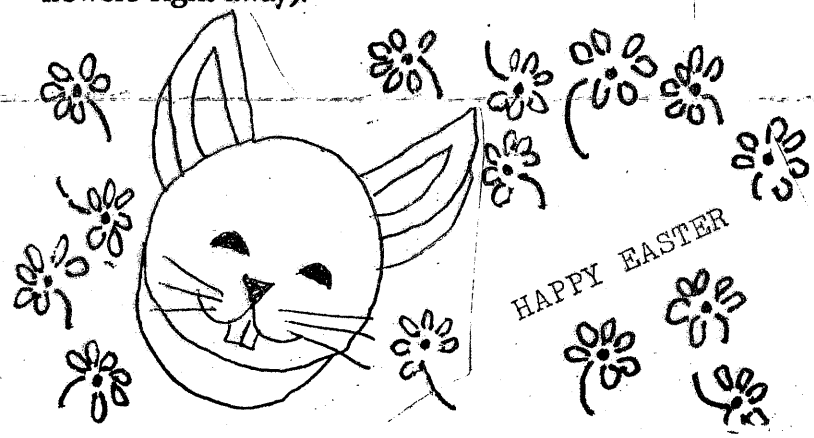
5. Keep Jiffy-7s evenly moist, but not soaking wet. When they turn from dark to light brown, they need more water.

6. In three to four weeks, start using a diluted water-soluble fertilizer in every watering. (Dilute the strength recommended on the fertilizer label by ¼.)

7. Before transplanting outdoors, toughen up plants (called "hardening off") so they will adjust to brighter light and lower temperatures. To do: For three to four days before transplanting, take plants outdoors during the day and expose them to increasing amounts of light and cold. Bring them back indoors at night.

8. Plant in the ground (or container) so the top surface of the Jiffy-7 is covered with soil or planting mix.

Note: Marigolds such as 'Saffron' make good plants for containers in sunny locations; just make sure they are kept well watered, because containers dry out rapidly in hot summer weather. When planting in containers, apply a slow-release fertilizer at transplanting time. If you keep your marigolds indoors, place them in a sunny window; they'll grow best if you keep them well groomed (pick off faded flowers right away).



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ing on stilts).
Unfortunately, RNA is now aware that the developers are planning to proceed with their original plan and totally disregard RNA's recommendations and the city's attempts to intercede as a mediator. RNA is amazed at this hostile attitude and lack of sensitivity to the concerns of the community. As we go to press, RNA plans to aggressively fight this project and seek a solution that will be acceptable to all sides.

(Also on the April 2nd agenda is a proposal to demolish an existing two family residential house and construct a 4 story with 12 condominium units and 12 off street parking at 346-352 Odgen Avenue. RNA plans to investigate this matter.)

At our March meeting, a motion was passed concerning the necessary steps to reopen the Mountain Road. The following is part of the letter to the Municipal Engineer, Micheal Barnes with our recommendations:

a) clean up all the debris, garbage, abandoned cars and overgrown vegetation blocking the street and sidewalks,

b) fill in only the street holes with cement or asphalt to level the street surface (it is our ultimate goal to recobblestone the whole road),

c) put up fencing along the retaining wall to preevent accidents, either vehicular or pedestrian,

d) take down the remains of the metal staircase,

e) refurbish the sidewalks,

f) contact PSEG to fix all the street lights along the road,

g) accepting the State's requirement for a one-way direction: the road should go eastbound in a downward direction, and

h) the installation of a traffic light at the bottom.

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UNDER THE CHAIR

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An important resolution was passed at our March meeting supporting the efforts to save the Loew's Theatre in Journal Square. (The full text of the letter sent to the City is included in this newsletter.) On March 24th, four members of RNA attended the first meeting of the Hudson County Coalition to Save the Loew's Jersey Theatre. It was an encouraging meeting with city officials, civic leaders, and concerned citizens pledging to make an all-out effort to stop this travesty of justice. As we go to press, plans are being made by the Coalition to demonstrate at the April 1st meeting of the Planning Board. Testimony will be given to convince the Board members of the need to save the Theatre and renovate it into a cultural center.

Now that spring is here, RNA hopes that people will begin to clean their front sidewalks and street curbs. Anyone walking through our neighborhood, on either Palisade or Ogden Avenues, would be saddened by the site of all the paper, bottles and animal feces littered on our streets. To make matters worse, some homeowners and landlords seemingly unconcerned, leave their garbage unattended on the side of their buildings or in front of their houses - prey to marauding kids and animals or the fate of weather. Is there no sense of pride in one's own property and neighborhood? Don't people want to live and bring up their children in a clean, healthy, and attractive environment?

Speaking of pride, our neglected Riverview Park is still standing ....barely. One rainy Saturday morning, I must have spent a good hour picking up over 50 beer bottles that were littered (either whole or shattered) all around the bandstand. Again, I am amazed but also appalled at the lack of respect for the park, the neighborhood and for the people, themselves. We live here - why, oh why are we constantly desecrating our own community?

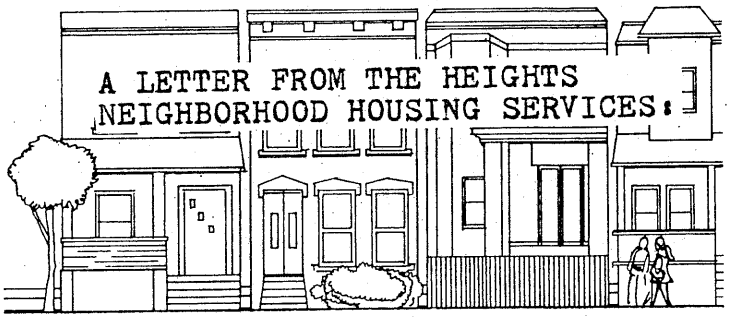
On a more positive note, three members of RNA attended a meeting of the Parks/Open Spaces Task Force of the Jersey City Environmental Commision on March 25th. A small group of people concerned about our endangered natural resource of parkland are meeting and planning to care for our city's parks. This year, loan funds are being sought from the State's Green Acres Program for the following:

a) Caven Point Park, next to Port Liberte,

b) LaPointe Park, DeKalb Avenue at Kennedy Boulevard, and

c) Arlington Park, Arlington Avenue and Grand Street.

Betty Kearns, an environmental planner for the Dept. of Housing and Econ. Development is the group's coordinator.



Many of us have friends and neighbors who have houses that have leaky roofs, deteriorating siding, broken gutters, or other problems that are in need of immediate repair. I'm confident that you understand how improving the deteriorated houses on a block can help all of us. Spring is the primary fix-up season for homeowners. Now is the time to begin to plan to make repairs to your home.

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HEIGHTS NHS LETTER

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Many of us have friends and neighbors who have houses that have leaky roofs, deteriorating siding, broken gutters, or houses that are in need of immediate repair. Many Heights homeowners have homes that are in need of immediate repair. I'm confident that you understand how improving the deteriorated houses on a block can help all of us. Spring is the primary fix-up season for homeowners. Now is the time to begin to plan to make repairs to your house.

The Jersey City Heights Neighborhood Housing Services, Inc. has developed a special Spring Fix Up/Paint Up Loan program to address this serious problem. Between now and June 30, 1987, low and moderate income owner-occupants of one to four family homes in the Heights can apply for low cost loans for new home improvements. The maximum loan amount is $4,000.00. The monthly loan payment would be $48.04. The interest rate will be 6% and the term will be nine years. Shorter terms will be available. If homeowners require other work to be done to their homes they may apply for larger loans to correct these problems. These loans will be done on a case by case basis. To qualify for a Spring FixUp/Paint Up Loan a family needs to have a low or moderate income and/or be unable to secure a bank loan.

With your help the Heights NHS has helped over 1,000 families and made over $800,000.00 in loans in the past four years. If you need more information about the Spring FixUp/Paint Up Loan Program or would like to have a speaker address your block association, please contact Richard Brown, the Executive Director of the Heights NHS.

(The Heights NHS is located at 1129 Summit Avenue. The telephone number is 420-1843.)

Dear Mayor Anthony Cucci,

At our March 10th meeting, RNA unanimously passed a resolution to support the saving of the Loew's Theatre in Journal Square and its conversion into a major cultural center.

RNA is a large active civic organization in the Heights section of Jersey City. We believe it is our obligation to get involved in citywide issues, as well as our own local problems. In this regard, RNA feels it is imperative that you Anthony Cucci, as Mayor of our City, make an all out effort to save the Loew's Theatre.

Mr. Mayor, you should personally testify before the Planning Board (of which you are a member), the City Council and whatever city agency will be determining the Theatre's future and stop the destruction of this building by Hartz Mountain. You should make it a priority issue in your Administration to convert this landmark space into a performing arts center that would be the pride, not only of Jersey City or the state of New Jersey but the entire tri-state region-one that would rival Radio City Center in New York City.

Man does not live by bread, or ratables, alone - it is time that you, Mr. Mayor took a positive and aggressive position to stop the moral and cultural decay of our City. Please SAVE THE LOEW'S THEATRE FOR JERSEY CITY!

FOR A BETTER LIFE IN THE HEIGHTS

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Bob Lewis
Vice-Chairman

Maria Tuzzo
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Rich LaPosta
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Theodore Conrad
Historical Advisor

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